



**21 Heywood Court, Northowram, Halifax, HX3 7BQ**  
**£995**

Splendid TWO BEDROOM semi detached property in the desirable village of Northowram. This modern home is situated in a popular residential development and boasts spacious room sizes, gas central heating, double glazing and larger than average integral garage with a converted office space to the back of the garage.

**EPC RATING - TBC**

**COUNCIL TAX BAND - C**

## **GROUND FLOOR**

### **ENTRANCE PORCH**

Useful entrance porch with uPVC door and double glazed window leading to the lounge.

### **LOUNGE**

Spacious lounge with double glazed window and central heating radiator. Open staircase leading to first floor.

### **DINING KITCHEN**

Fabulous and recently fitted kitchen comprising of a range of wall and base units to two sides with a contrasting work surface over with feature splashbacks. Electric oven with hob and extractor over. Double glazed window, central heating radiator, vinyl flooring and a large and useful storage cupboard.

## **FIRST FLOOR**

### **LANDING**

### **BEDROOM**

To the front elevation with double glazed window and central heating radiator.

### **BEDROOM**


To the rear elevation with far reaching views, double glazed window and central heating radiator.

### **BATHROOM**

Modern bathroom suite in white comprising of low flush wc, hand wash basin and a glass screened shower area with shower. Central heating radiator.

### **EXTERNAL**

Large under house garage with further storage room, converted home office space and wc. Parking on a private drive way. Pleasant lawns, shrubs and plants to the front garden.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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